

OCHL-12 HOMEOWNERS ASSOCIATION

ARCHITECTURAL CONTROL COMMITTEE (ACC) MINUTES

February 1, 2022

ZOOM MEETING

ACC Officers: Dani Folsom: Chair, (OPEN) Secretary, Kellie Coffey, Al Prescott (Windward Bluff), Joe Rystrom, Mike Sibley, Michael McMilliam

Attendees: Dani Folsom, Kellie Coffey, MaryLynn Birney, Joe Rystrom, Michael McMillan, Steve Black, Mike Sibley?

1. Meeting called to order at 6:04 pm.
2. Approved January 2022 Meeting Minutes. Motion to approve: Kellie Coffey. Seconded ?, and Motion carried.
3. Secretary of ACC: This is still open.
4. Member Assignments:
 - a. **Solar Policy:** This is still under review with our attorney. We should be getting a final draft back for our review and approval before our March meeting. The intent of this policy is to acknowledge current WA policies as well as our HOA policies. The attorney is reviewing our latest draft to ensure that we are in compliance with WA solar policies and that there is no conflict with those policies. As the ACC, our charter is to maintain the appearance of the HOA to ensure new technology/design changes are addressed in a manner that do not degrade from this managed appearance.
 - b. **13th Fairway Hillside:** Geotest, a geotech firm, recommended we do a phased-in approach to the hillside rather than tackling the Alders, dead vegetation and other plants/trees that may need to be removed and replaced all at once. They also recommended we call this project a "Vegetation Management Plan" which will ensure better support from the City. Geotest will provide their review of the hillside and recommendation for this plan for between \$500-\$800 (and will do this in sync with a Landscape architect, as recommended by the City). The next step in this process will be to interview Landscape Architects to get an estimate of their associated costs.
 - c. **St. Andrews Drive Ponds and Bio Swells:** Mike Sibley and Dani Folsom met with Dave Baker and Dennis Hutton on Saturday March 12th and spent a few hours walking through various points in the protected area viewing two current ponds and the associated streams/swells that feed into these ponds. We also drove around the entire complex to note other HOA land and additional swells/ponds (not maintained by our HOA). Did you know we have 33 acres of protected forest area?
 - d. **Native Plants for the Stop Work Order:** Dave Baker also pointed out some smaller shrubs that were planted, along the middle stream/creek (to support City requirements) last year that may need to be replaced. Of note, there were a significant number of dead trees (some of which were leaning heavily toward the street). This may become a future project to remove or downsize these trees to prevent injuries from homeowners walking through these natural forest areas.

- e. **HOA Documents:** Several boxes of documents and a large plat map of the entire HOA was picked-up and is currently in Dani's garage. Dani will go through these documents and check options for digitizing them to make them accessible for all Board and ACC members.
5. New Business:

Al Prescott voiced concerns about Windward Bluff townhouses getting hit by golf balls due to their exposure from removing trees to improve the view. We will be discussing with this Al and the associated HOA over the next few months to determine what options are appropriate for resolution of this issue.

6. Meeting Adjourned at 7:02 pm.